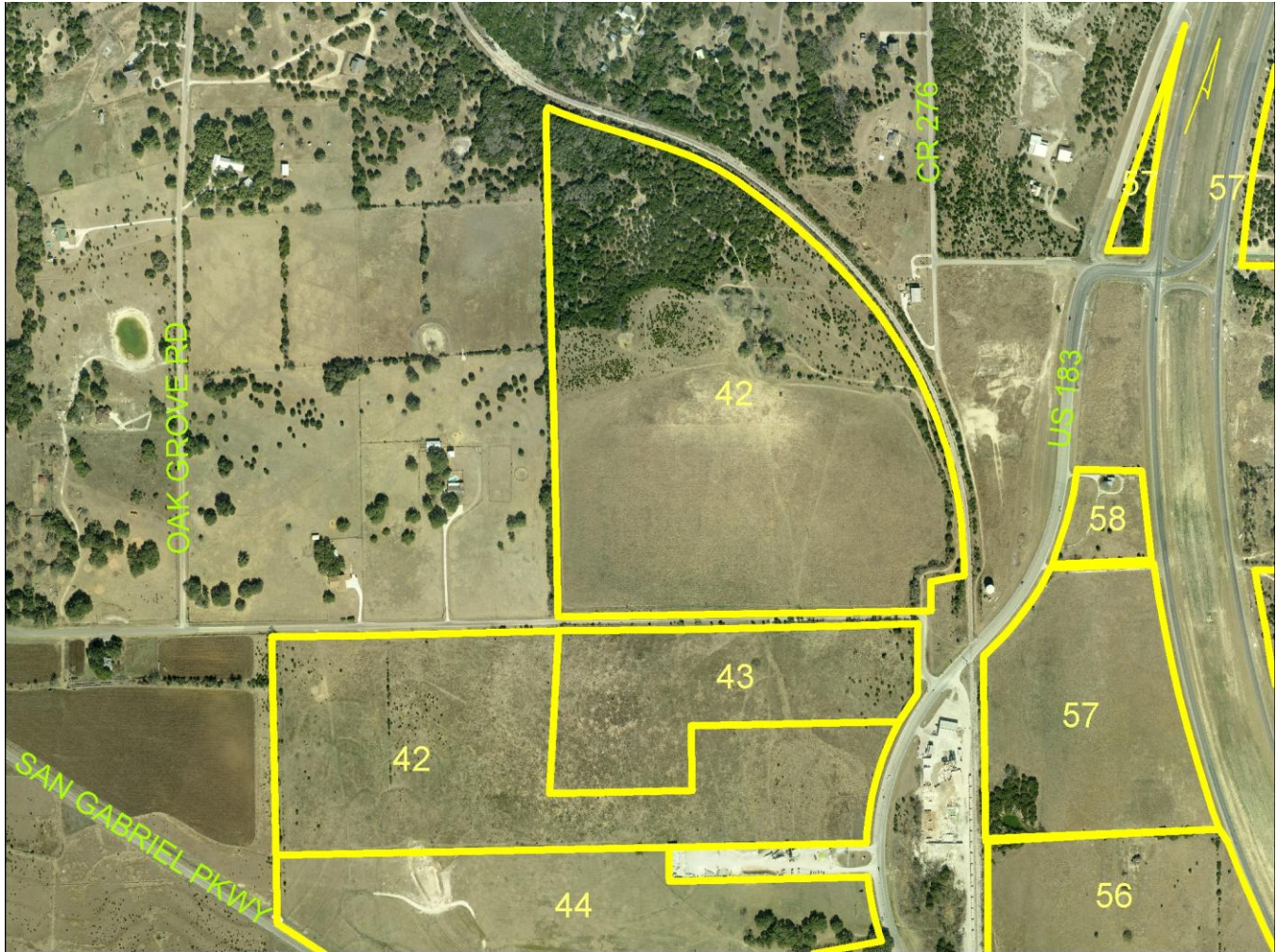


**110 Acres/44.5 Hectares
Business Park**

Site 42



110 acres/44.5 hectares

US 183 frontage east

Utilities

Greenfield

Zoning - Light Industrial, Heavy Industrial
and Planned Unit Development

Mr. Doug Duwe
Capitol Land Company
1212 South Lamar Blvd.
Austin TX 78704
(512) 751-3600 phone
(512) 442-8226 facs
dduwe@sbcglobal.net
www.capitolland.com



City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**110 Acres/44.5 Hectares
Business Park**

Site 42

Property				
Total Acreage: 110 acres/44.5 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. E, F, J, K		
Location				
City: Leander		County: Williamson		
Address/Directions: reverse "L" shaped property located at the railroad and US 183 crossover, with over 1,000 ft./305 meters of rail access across the highway from the Leander Transit Oriented Development (TOD)				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: immediate frontage east		Type of Zoning: Light Industrial, Heavy Industrial and Planned Unit Development (PUD)		
Distance to Interstate Highways: 12 miles/19.3 kilometers				
General Site Information				
Previous Use of Site: Farm Land		General Condition: Excellent		Dimensions: 4,191 x 2,991 feet/1,277 x 912 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes			Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No	Can Site Be Divided: Yes		Lot Size: Negotiable	
Improvements				
Road Distance to Rail: adjacent		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Oak Grove Road exists as an east-west corridor through the property.		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office/Warehouse and Light Industrial		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 & 12 inch/20.3 & 30.5 cm southwest and east of US 183 Pressure: 60 psi/414 kilopascal		Sewer - Size of Nearest Line: 21 inch/53.3 cm @ 1,000 feet/305 meters south of the site
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041		Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure located 2.2 miles/3.5 km south & west at West South Street	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424		Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709		Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Doug Duwe	Phone: (512) 751-3600	Facs: (512) 442-8226	Email: dduwe@sbcglobal.net	Web Site: www.capitoland.com
Sales Price: \$1.25/square foot		Lease Price: Not Applicable		
Comments: Great location for business park development with access to US 183 and railroad.				